

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DATA CENTER COLOCATION SPACE RFO**



August 3, 2010

QUESTIONS AND ANSWERS

- 1. What is the anticipated start date of build-out on basement given the construction requirements for the upper levels. Meaning, what impact does the renovation present to the start date of Data Center build out?**

The construction of a data center this size is bound to impact the base building. As a result, once the award is made DRES will work with the selected firm to coordinate construction schedules.

- 2. When can a meeting with the general contractor James G. Davis Construction Corp to discuss overall building plans and address Leasing concerns?**

The meeting should take place with DRES and Stonebridge and can take place anytime.

- 3. Please provide Phase I Proposal Submission Requirements. Such as time and Address of final submission delivery.**

Please see RFO on website sections 3) Evaluation Process and Criteria and 5) Selection Process. All Phase I submissions are due by 12:00 pm August 6, 2010.

- 4. Given that the primary space requirement is for Data Center Usage, would DRES and OCTO accept plans for alternative uses of the space beyond meeting the minimum Data Center Usage for OCTO? If so what types of alternative uses would be acceptable?**

Only Data Center usage and its corresponding ancillary space will be acceptable.

- 5. Has OCTO completed any studies for anticipated growth of their IT Infrastructure in order to establish a baseline for growth and usage purposes?**

The 10,000 SF space requirement specified for OCTO's right of first refusal incorporates anticipated growth for the foreseeable future.

- 6. Development in the Area:**

- a. What the City plans for the development in the area during the time of construction of the property?**

DRES recommends applicants obtain answer from the Capital River Front Bid website.

- b. Will the City be improving the current water and sewage lines to support the growth of water and sewage usages?**

Applicants should contact WASA for this question.

- c. What plan, if any, does the City have for storm water drainage in the event of excessive rain and / or potential storms?**

Applicants should contact WASA for this question.

- 7. Will the parking lot on the eastside of the building be available if we need space for cooling towers and a generator the only space available (Other than the roof) is the east side of the building?**

This can be discussed as an option.

- 8. On the eastside or 3rd street side there are residential townhomes. If needed, do we build an outbuilding to house the generator? At minimum we would need a enclosed area for security, noise and exhaust control.**

The District is open to reviewing proposals as part of Phase II.

- 9. Does OCTO have a preference to what type of fuel will the generator use. Is on-site fuel storage a requirement? If so, are there any Zoning restrictions currently?**

OCTO expects and requires that generators at this site must run for 72 hours before refill. It is the offeror's responsibility to design and suggest the best generators (ie diesel , alternative fuel, etc) that will support 50,000 sq ft of data center space. Due to code and building generator requirements only 150 gallons of additional diesel capacity can be brought to the site.

- 10. The TIA-942 Tier III standards do not provision for classified usage, for clarification purposes do you anticipate the data center/data facility housing or processing sensitive or classified information?**

Yes.

- 11. Will the data center/data facility have to meet SSAE 16 (formally SAS70) or other compliance standards (i.e. SOX 404, PCI, FISMA, etc)?**

Yes. Response to compliance questions will be submitted later in preparation for phase II submission.

12. Will the data center/data facility have to be ISO 9000 certified?

Yes.

13. What is the term of the sublease to the contractor through S/C 225 Virginia Avenue LLC and/or its lenders?

DRES expects firms to propose terms in their submission necessary to secure financing and amortize construction costs for the data center.

14. Do the 3 references showing data center build-out and data center management have to come from the prime offeror or can they be considered from the prime's subcontractors?

Only references from the prime offeror will be accepted.

15. Does the Certified Business Enterprise Utilization Agreement of 35% have to take into account both construction and finance?

Yes, for the Certified Business Enterprise Utilization Agreements, the 35% is calculated based on the entire development budget (including both construction and financing). However, exclusions, approved by DSLBD, are allowed for areas in which there are no CBEs to perform the work (this must be verified by DSLBD) or in which there is no service to be performed by an individual/ company (i.e. acquisition cost). Additional questions regarding CBE requirements should be addressed to the DC Department of Small and Local Business Development Phone: 202-727-3900.

16. In Phase 1, submission - does the offeror have to show the financial facilities that will be used for financing this project?

No. Please review Phase 1 evaluation criteria in the RFO.